

**For Lease - Route 4 Class A Office Space - \$2,554.50/Month or \$1.62/SF/Month
73 A Troy Rd, East Greenbush, New York 12061**



Listing Contact - 1



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**TITAN Commercial Realty Group
LLC**



Description

THIS FIRST FLOOR SPACE AVAILABLE IS IMMEDIATELY OFF THE GRAND FOYER. FLOOR TO CEILING WINDOWS. OPEN FLOOR PLAN WITH ONE EXECUTIVE OFFICE. OVERSIZED PARKING LOT. GORGEOUS BRICK BUILDING. THIS PROPERTY IS APPROXIMATELY 5 MINUTES FROM DOWNTOWN ALBANY JUST ACROSS THE HUDSON RIVER. AVAILABLE SPACE: \pm 1,572 RENTABLE SQUARE FEET. LANDLORD MAY SUBDIVIDE OTHER SUITES WITHIN THE BUILDING. PARKING: \sim 175 SPACES. SERENE, PARK-LIKE FEELING WITH PYLON SIGN AT STREET. ASKING: \$19.50 PSF + UTILITIES AND INCREASE IN BASE YEAR.

| Basic Information | |
|-------------------|---------------------|
| Lease Price: | \$1.62 |
| Property Type: | Office |
| Property Subtype: | Professional Office |
| Available Space: | 1572.0 SF |
| Total Building: | 30,000 SF |
| Lot Size: | 3.0 Acres |
| REB Listing ID: | COM47 |

| Details | | | |
|-------------------|------------|-------------------|-------------|
| Listing Details | | Structure Details | |
| Lot Size: | 3.0 Acres | Stories: | 2 |
| Street Frontage: | 75.0 | Units: | 7 |
| Ceiling Height: | 12 Feet | Loading Docks: | 0 |
| Year Built: | | Overhead Doors: | 0 |
| Parking Spaces: | 175 | Elevators: | 1 |
| Zoning: | COMMERCIAL | HVAC: | NATURAL GAS |
| Sign on Property: | Yes | Power Amps: | 200 |
| | | Power Phase: | 3 |
| | | Heat: | Gas |
| | | Sprinkler: | Wet |
| | | Roof: | Rubber |
| | | Sanitary System: | Sewer |
| | | Water: | Public |
| | | Condition: | Excellent |

*No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.